



Date: February 1, 2024.

Respectfully submitted,

THE JAMES M. ANDERSEN LAW FIRM

/s/James M. Andersen

James M. Andersen

Attorney at Law

Texas State Bar No. 01165850

SBN: 20144

P. O. Box 58554

Webster, Texas 77598-8554

Tel. (281)488-2800

Fax. (281)480-4851

E-Mail: jandersen.law@gmail.com

### **Certificate of Conference**

On January 31, 2024, the Movant James M. Andersen conferred with Attorney Alzadia Spires counsel of record for the Creditor PCF Properties in Texas LLC in the First Court of Appeals in Houston as to whether she agrees with Creditor PCF Properties in Texas LLC with the filing of this motion and counsel agreed.

/s/James M. Andersen

James M. Andersen

### **Certificate of Service and Certificate of Compliance with BLR 4001**

A copy of this motion was served on the persons shown on exhibit "1" at the addresses reflected on that exhibit on January 31, 2024 by prepaid United States first class mail. Movant certifies that movant has complied with Bankruptcy Local Rule 4001.

/s/James M. Andersen

James M. Andersen

## CREDITORS MATRIX

Capital One Auto Finance, a division of  
Capital One, N.A.  
4515 N Santa Fe Ave. Dept. APS  
Oklahoma City, OK 73118

Department of the Treasury  
Internal Revenue Service  
P.O. Box 7346  
Philadelphia, PA 19101-7346

FLAGSTONE LENDING GROUP  
4750 West Wiley Way  
Salt Lake City Utah 84116

MARY A. LESTER  
3507 Loure Ln  
Houston Tx 77082

MIRAMAR LAKE HOMEOWNERS ASSOCIATION  
1100 Corporate Centre Dr.  
Houston Tx. 77041

MTH LENDING GROUP L.P.,  
550 Westcott  
Houston Tx 77007

MERITAGE HOMES OF TEXAS LLC.  
18655 North Claret Dr.  
Scottsdale Az 85255

MERITAGE HOMES CORPORATION  
8800 East Raintree Drive  
Scottsdale Az 85260

PCF PROPERTIES IN TEXAS LLC.  
A SUBSIDIARY OF PCF INVESTMENTS INC.  
2711 Centerville Road  
Wilmington De 19808

Portfolio Recovery Associates, LLC  
POB 41067  
Norfolk VA 23541

United States Courts  
Southern District of Texas  
FILED

DEC 19 2023

Nathan Ochsner, Clerk of Court

PRIMARY RESIDENTIAL MORTGAGE INC.  
1480 N 2200 W  
Salt Lake City Utah 84116

STEWART TITLE COMPANY  
1360 Post Oak Blvd.  
Houston Tx. 77056

STEWART TITLE GUARANTY COMPANY  
1360 Post Oak Blvd.  
Houston Tx. 77056